

IN RE: PETITION FOR ZONING VARIANCE  
NE/Corner Bedford Avenue  
and McHenry Street  
3rd Election District  
2nd Councilmanic District  
Tripec Assoc. Ltd. Part.  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-292-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit 220 parking spaces in lieu of the required 261 spaces and to amend the site plan previously approved in Case No. 88-435-A as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Jeffrey Pechter, General Partner, appeared, testified and were represented by John B. Howard, Esquire. Also appearing on behalf of the Petition were Rebecca Puharich, Development Director of People Encouraging People, Inc., hereinafter referred to as PEP; Evelyn Burns, Executive Director of the Pikesville Community Growth Corporation (PCGC); Richard L. Smith, a Land Planner with Kidde Consultants, Inc.; and Mickey Cornelius with The Traffic Group, Inc. There were no Protestants.

Testimony indicated that the subject property, located off of Reisterstown Road and McHenry Street, consists of 3.393 acres more or less zoned B.U.-C.C.C., and is the site of the recently completed retail, restaurant, medical and office space complex known as Club Centre. Testimony indicated Petitioners were granted a parking variance for 220 parking spaces in lieu of the required 249 spaces on July 27, 1988 in Case No. 88-435-A. Thereafter, Petitioners modified the uses of a portion of the site, as indicated on Petitioner's Exhibit 1, including but not limited to, the addition of a proposed restaurant for PEP and the conversion of approx-

imately 2,000 sq.ft. of the originally proposed office space for other retail space. Testimony indicated Petitioners discussed their plans with the surrounding community prior to the hearing and investigated the impact the proposed changes would have on traffic.

Testimony presented indicated that PEP, an organization which was established to hire and train former mental patients for various types of employment, has discussed with Petitioners the leasing of approximately 900 sq.ft. of space for the operation of a Ben & Jerry's Ice Cream Parlor. Ms. Puharich testified that Ben and Jerry's Corporation has agreed to enter into a franchise agreement with them to manage and operate an ice cream parlor with a maximum seating capacity for 20 people at the subject location. Petitioners argued the projected volume of traffic which will be generated by the proposed modifications would not create a parking problem. Further testimony indicated that many of the patrons of the ice cream parlor and retail stores would be frequenting other shops in the Centre as pedestrian traffic.

At the close of the hearing, Petitioners were requested to submit a revised site plan which clearly sets forth the space to be used by PEP for Ben & Jerry's Ice Cream Parlor and the area being converted from office use to retail use. Said plan has been incorporated into the file and identified as Petitioner's Exhibit A.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

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- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of May, 1989 that the Petition for Zoning Variance to permit 220 parking spaces in lieu of the required 261 spaces and to amend the site plan previously approved in Case No. 88-435-A in accordance with Petitioner's Exhibit A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The conversion of 1,041 sq.ft. for restaurant space, as depicted on Petitioner's Exhibit A, is limited.

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ed to use as an ice cream parlor providing seating for no more than 20 persons. If the use of this area should change to a different restaurant use, Petitioners shall request a special hearing for a determination as to whether or not the new use will have an adverse effect on the parking requirements.

ANN:bjs

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner

May 8, 1989

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
NE/Corner Bedford Avenue and McHenry Street  
3rd Election District - 2nd Councilmanic District  
Tripec Associates Ltd. Part. - Petitioners  
Case No. 89-292-A

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

*J. Robert Haines*

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

cc: Ms. Rebecca Puharich  
Development Director, PEP  
2203 Wiltonwood Road, Stevenson, Md. 21153

Ms. Evelyn Burns  
Executive Director, PCGC  
3655-A Old Court Road, Suite 15, Pikesville, Md. 21208

People's Counsel

File

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-292-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6.B(3). to permit 220 parking spaces in lieu of the required 261 spaces and to amend Zoning Case No. 88-435-A.

No. 88-435-A

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Tripec Associates Limited Partnership
Signature	(Type or Print Name)
Address	By: <i>Jack R. Pechter</i>
City and State	Signature Jack R. Pechter, General Partner
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
John B. Howard, Esquire	c/o JHP Development Company, Inc.
(Type or Print Name)	40 York Road
Address	823-5151
Towson, Maryland 21204	Address
City and State	Towson, Maryland 21204
City and State	City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	John B. Howard, Esquire
John B. Howard, Esquire	Name 210 Allegheny Avenue
Address 210 Allegheny Avenue	Towson, Maryland 21204 823-4111
City and State	Address
Attorney's Telephone No.: 823-4111	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day

of May, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 26th day of JAN, 1989, at 11 o'clock

A.M.

*J. Robert Haines*  
Zoning Commissioner of Baltimore County

(over)

KIDDE CONSULTANTS, INC.  
Subsidiary of Kidde, Inc.

Description  
3.95 Acre, More or Less Parcel  
Northeast corner of McHenry Avenue & Bedford Avenue  
3rd Election District  
Baltimore County, Maryland

This description is to accompany a petition for a parking variance in a "BL-CCC" zone.

BEGINNING for the same on the east side of Bedford Avenue at a point distant North 6 degrees 01 minute 22 seconds West 45.02 feet from the centerline of McHenry Avenue (60 feet wide), said place of beginning being at Baltimore County Metropolitan District Grid System position North 28686.52 West 31453.38; thence binding on the East side of Bedford Road the two following courses & distances (1) North 6 degrees 01 minute 22 seconds West 244.48 feet, (2) by a line curving to the left with a radius of 250.00 feet for a distance of 144.14 feet (the chord of said curving line bearing North 22 degrees 32 minutes 23 seconds West 142.15 feet), to intersect the center of Clovelly Road, thence binding on or near the center line of said road the six following courses & distances, (3) by a line curving to the right with a radius of 150.00 feet for a distance of 60.29 feet (the chord of said curving line bearing North 65 degrees 09 minutes 15 seconds East 59.88 feet), (4) South 87 degrees 41 minutes 00 seconds East 33.86 feet, (5) North 70 degrees 38 minutes 21 seconds East 106.48 feet, (6) North 80 degrees 49 minutes 40 seconds East 26.70 feet, (7) South 89 degrees 24 minutes 39 seconds East

KIDDE CONSULTANTS, INC.  
Subsidiary of Kidde, Inc.

114.58 feet, (8) North 71 degrees 58 minutes 21 seconds East 59.97 feet to intersect the southwest side of Reisterstown Road; thence binding on said road, (9) South 44 degrees 37 minutes 45 seconds East 18.45 feet, (10) South 42 degrees 01 minute 39 seconds East 80.81 feet, thence (11) South 46 degrees 55 minutes 21 seconds West 150.11 feet, (12) South 47 degrees 58 minutes 21 seconds West 10.00 feet, (13) South 42 degrees 01 minute 39 seconds East 123.46 feet, (14) South 33 degrees 55 minutes 39 seconds East 110.50 feet to intersect the north side of McHenry Avenue, thence binding on said McHenry Avenue, (15) South 71 degrees 37 minutes 46 seconds West 177.24 feet, (16) by a line curving to the right with a radius of 970.00 feet for a distance of 176.16 feet (the chord of said curving line bearing South 76 degrees 49 minutes 56 seconds West 175.92 feet) (17) South 82 degrees 02 minutes 05 seconds West 45.29 feet to the beginning of the fillet connecting the north side of McHenry Avenue with the east side of Bedford Avenue, thence binding on said fillet line (18) North 51 degrees 59 minutes 35 seconds West 20.85 feet to the place of beginning.

Containing 3.95 Acres of land, more or less

*John B. Howard*  
6-26-89





3655-A  
Old Court Road  
Suite 15  
Pikesville, MD 21208

Telephone  
(301) 484-2310

#### AFFIDAVIT

STATE OF MARYLAND  
BALTIMORE COUNTY, SS:

TO WIT:

I hereby swear upon penalty of perjury that Evelyn Burns is currently Executive Director of the Pikesville Community Growth Corporation and is empowered to testify for the organization before the Zoning Commissioner on zoning matters, and particularly with respect to 89-292-A-Tripec Associates.

ATTEST: Pikesville Community Growth Corporation

Secretary

President

PETITIONER'S  
EXHIBIT 2



3655-A  
Old Court Road  
Suite 15  
Pikesville, MD 21208

Telephone  
(301) 484-2310

At its June 1, 1988 Board of Directors Meeting, the following resolution was adopted by the PCGC Board of Directors.

RESOLVED: that responsibility for review and action on all zoning matters is placed on PCGC's Board of Directors.

President

Attest:

Secretary

#### AFFIDAVIT

I hereby affirm under the penalties of perjury, that Evelyn Burns is empowered to testify in matters appertaining to Zoning/Development.

President

Attest:

Secretary

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JOHN B. HOWARD	210 ALLEGHENY AVE. TOWSON
Pat Hoffman	ATTYS. FOR PETITIONER
JEFFREY RECHTER	40 YORK RD TOWSON
REBECCA DUHARTCH	2263 WILLOW RD. SHAWNEE MD 21204
Emily Burns	PCGC 3655A OLD COURT RD #15
Brian L. Smith	1020 GORMAN BRIDGE RD 21204
MICKEY CORNELIUS	414 E. JOPPA RD. TOWSON MD 21204

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: January 5, 1989  
Posted for: Variance  
Petitioner: Tripec Associates Limited Partnership  
Location of property: NE corner of Bedford Avenue and McHenry Street  
Location of Sign: NE corner of Bedford Avenue and McHenry Street  
Remarks:  
Posted by: J. Robert Haines Date of return: January 11, 1989  
Number of Signs: 7

#### CERTIFICATE OF PUBLICATION

TOWSON, MD, January 5, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 5, 1989.

THE JEFFERSONIAN,

S. F. de Olan  
Publisher

PO 07838  
reg M25159  
case 89-292-A  
price \$39.40

#### CERTIFICATE OF PUBLICATION

Pikesville, Md., 1-4-1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 5th day of January, 1989  
the first publication appearing on the 4th day of January, 1989  
the second publication appearing on the 5th day of January, 1989  
the third publication appearing on the 5th day of January, 1989

THE NORTHWEST STAR

Manager

Cost of Advertisement \$16.00

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

December 19, 1988

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 89-292-A  
NE Bedford Avenue and McHenry Street  
3rd Election District - 2nd Councilmanic District  
Petitioner(s): Tripec Associates Limited Partnership  
HEARING SCHEDULED: THURSDAY, JANUARY 26, 1989 at 11:00 a.m.

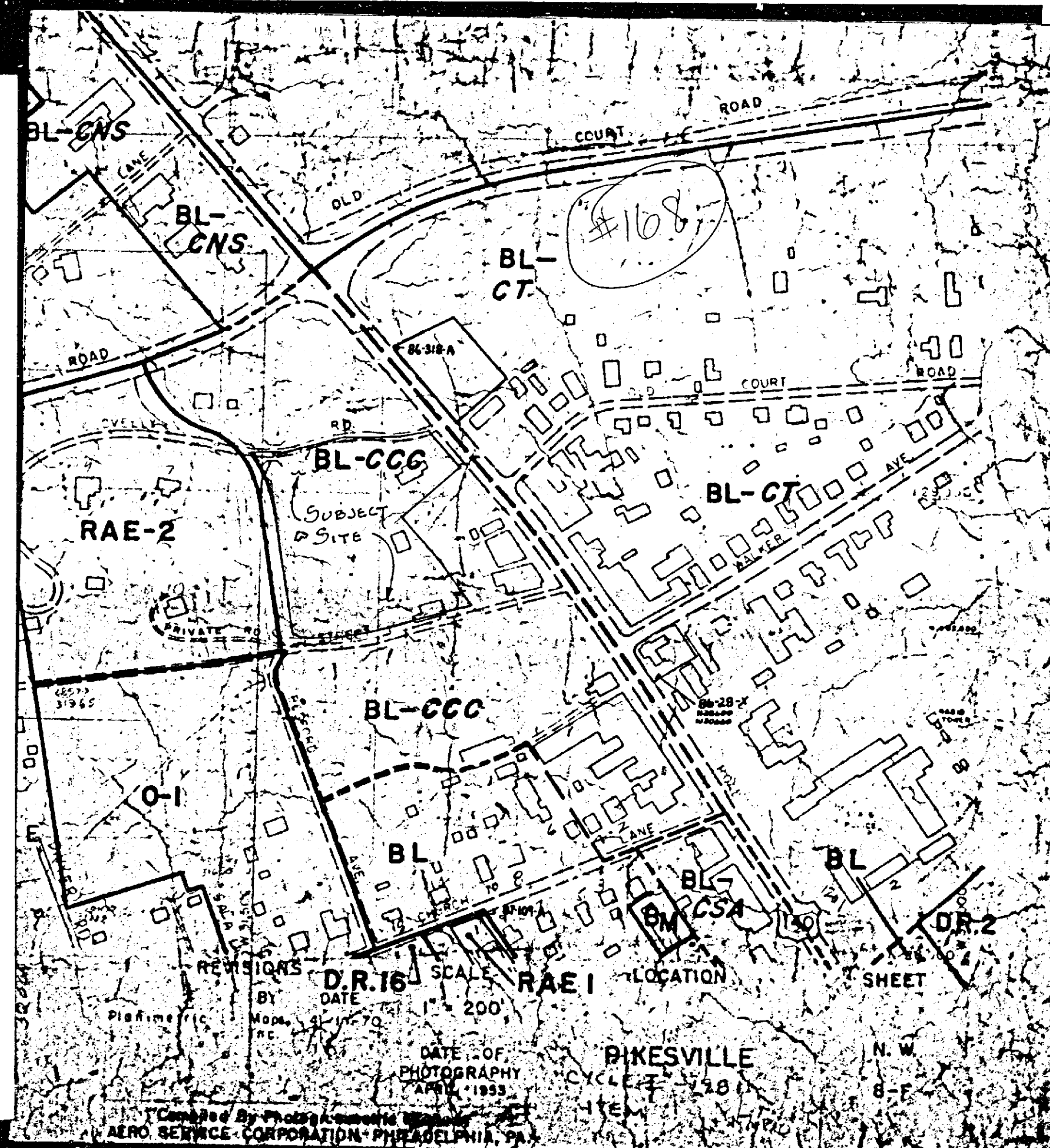
VARIANCE to permit 220 parking spaces in lieu of the required 291 spaces and to amend zoning Case 88-435-A.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: John B. Howard, Esq.  
Tripec Associates Ltd. Partnership  
File



89-292-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 2nd day of November, 1988.

Tripec Assoc. Ltd.  
Partnership  
Petitioner's Attorney  
John B. Howard

J. Robert Haines  
ZONING COMMISSIONER

Received by: James E. Pyar  
Chairman, Zoning Plans  
Advisory Committee



# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 19, 1989

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 168, Case No. 89-292-A  
Petitioner: Tripec Associates Limited Partnership  
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed on the date of the file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Kilde Consultants, Inc.  
1020 Cromwell Bridge Rd.  
Towson, MD 21204



## Maryland Department of Transportation State Highway Administration

Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

October 31, 1988

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Club Center  
Zoning Meeting of 11-1-88  
3/5 Reisterstown Road  
MD 140, at Cloverly Road  
(Item #168)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a variance to permit 220 parking spaces in lieu of the required 261 spaces, we have the following comment.

We recommend to Baltimore County this developer demonstrate the need for this variance since Reisterstown Road is already congested in this area and any parking variance may impact this road.

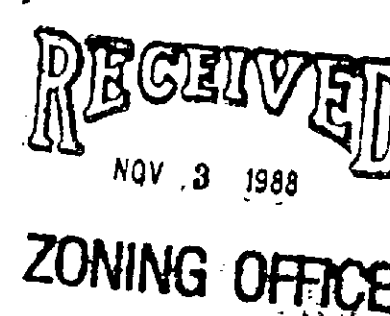
If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

*John J. Mills, Jr.*  
John J. Mills, Jr., Chief  
Bureau of Engineering  
Access Permits

L3:maw

cc: Kilde Consultants, Inc.  
Mr. J. Ogle



333-1350

My telephone number is (301) \_\_\_\_\_

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 865-0451 D.C. Metro - 1-800-482-5082 - Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief

December 2, 1988

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Tripec Assoc. Ltd. Partnership  
Location: NDC Bedford Ave. & McHenry St.

Item No.: 168

Zoning Agenda: Meeting of 11/1/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John J. Mills, Jr.* NOTED & APPROVED: \_\_\_\_\_  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/jl

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

J. Robert Haines  
TO: Zoning Commissioner Date: January 23, 1989  
Pat Keller, Deputy Director  
FROM: Office of Planning and Zoning  
Zoning Petition Nos. 89-292-A (Tripec Assoc.); 89-293-1A (Brunel);  
89-294 (Major Health); 89-296-A (Chamarral); 89-297-A (Alderman);  
SUBJECT: 89-298-A (Gatorsville Baptist); 89-300-A (Hall); 89-301-A (Boegner)

The Office of Planning and Zoning has no comment on the above petitions.

PK/sf

89-292-A

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
2nd day of November, 1988.

RECORDED

Tripec Assoc. Ltd.  
Petitioner Partnership  
Petitioner's Attorney John B. Howard

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER  
Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

## LAW OFFICES COOK, HOWARD, DOWNES & TRACY

210 ALLEGHENY AVENUE  
P.O. BOX 557

TOWSON, MARYLAND 21204

TOWSON (301) 823-4411

TELECOPIER (301) 821-0147

205 EAST BROADWAY

P.O. BOX B

BEL AIR, MARYLAND 21014

DELAR (301) 638-8664

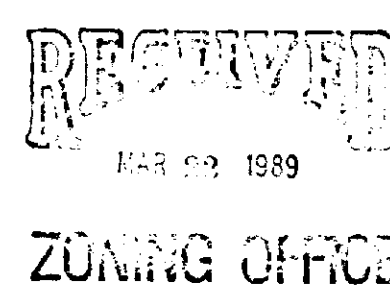
BALTIMORE (301) 879-1051

DIRECT DIAL NUMBER

(301) 494-9162

REPLY TO TOWSON

March 21, 1989



## Hand Delivery

Ann Nastarowicz  
Deputy Zoning Commissioner  
Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

Re: Case No.: 89-292-A  
Tripec Associates Limited Partnership

Dear Ann:

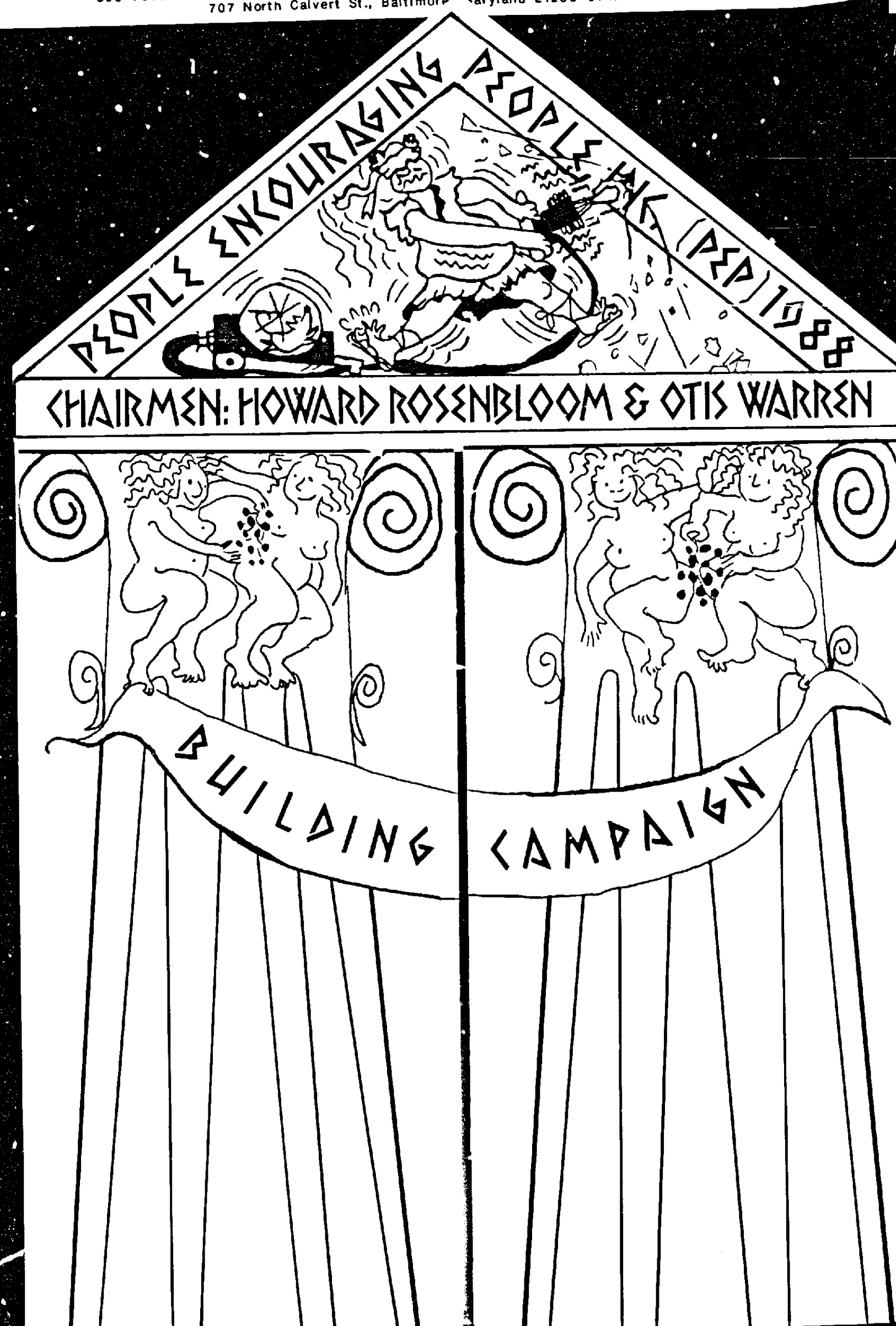
Enclosed is a copy of the revised variance plat which reduces the retail area of the Center so that the slight increase in floor area of the proposed Ben & Jerry's Ice Cream store will not effectuate the need for a larger parking variance.

If you have any questions, please do not hesitate to call.

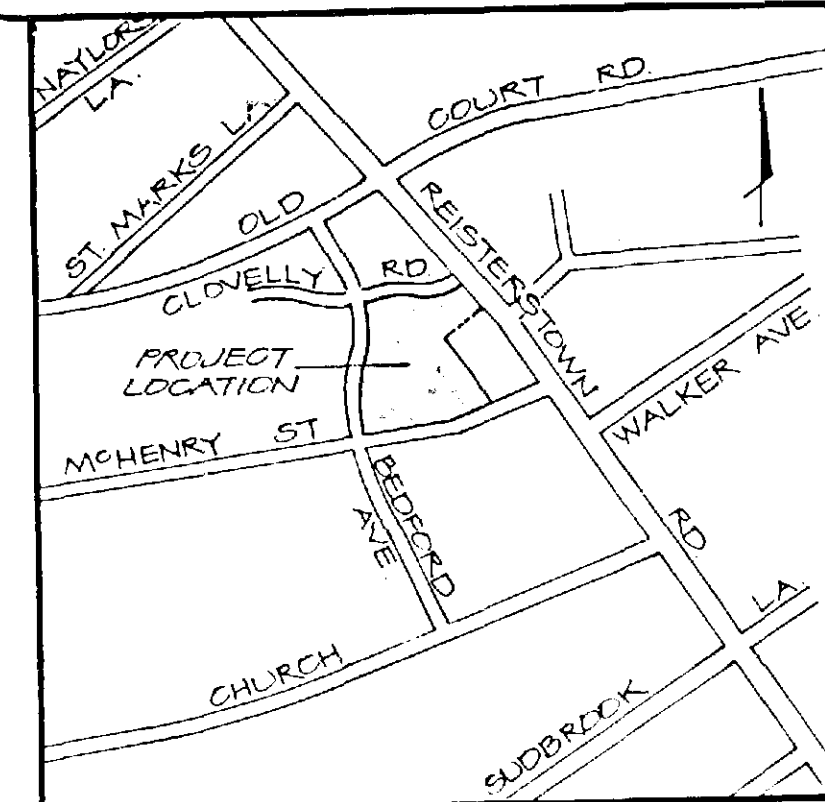
Yours truly,

*Robert A. Hoffman*  
Robert A. Hoffman

RAH:baw  
Enclosure







VICINITY MAP  
SCALE: 1" = 500'

GENERAL NOTES

1. GROSS SITE AREA = 3.393 AC (122,150 S.F.)
2. NET SITE AREA = 3.43 AC (149,350 S.F.)
3. SITE RECEIVED CRG APPROVAL: SEE CRG # PC242
4. EXISTING ZONING OF SITE "BL-CCC"
5. EXISTING USE OF SITE: NEIGHBORHOOD SHOPPING AND OFFICE CENTER
6. FLOOR AREA RATIO:
  - A. ALLOWABLE = 688,000 S.F. (172,150 X 4.0)
  - B. EXISTING = 46,204 S.F. OR 0.27 (46,204 ÷ 172,150)
7. AVENITY OPEN SPACE:
  - A. REQUIRED = 2,241 S.F. (46,204 X 0.2)
  - B. EXISTING = 11,600 S.F. OR 0.25 (11,600 ÷ 46,204)
8. OFF-STREET PARKING DATA:
  - A. TOTAL FLOOR AREA = 46,204 S.F.
  - B. TOTAL PARKING REQUIRED = 201 SPACES (SEE SHARED PARKING TABULATION THIS PLAN)
  - C. TOTAL PARKING PROVIDED = 220 SPACES
  - D. (SEE VARIANCE REQUESTED THIS PLAN)
9. SITE PLAN SHOWN PREPARED BY LEO W. RADER
10. SITE RECEIVED AN APPROVAL FOR A NINE (9) SPACE PARKING VARIANCE JULY 27, 1988 BY PETITION #18-88-428-A

SHARED PARKING  
(220 SPACES PROVIDED)

SPACES BASED ON BALTIMORE COUNTY SHARED PARKING GUIDELINES

LAND USE	WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY	
	PERCENT OF	NUMBER	PERCENT OF	NUMBER	PERCENT OF	NUMBER	PERCENT OF	NUMBER	PERCENT OF	NUMBER
INDIVIDUAL	PERCENT OF	NUMBER	PERCENT OF	NUMBER	PERCENT OF	NUMBER	PERCENT OF	NUMBER	PERCENT OF	NUMBER
Retail (200,000 s.f.)	100%	115	100%	115	100%	115	100%	115	100%	115
Restaurant (2,000 s.f.)	50%	30	100%	50	100%	50	100%	50	100%	50
Medical Office (2000 s.f.)	50%	30	100%	50	100%	50	100%	50	100%	50
Service Uses (3,074 s.f.)	100%	30	100%	30	100%	30	100%	30	100%	30
TOTAL REQUIRED SPACES		164		242		242		242		242
NUMBER OF SPACES (+) OR DEFICIENCY (-) SPACES BASED ON 220 PROVIDED				-22		-22		-22		-22

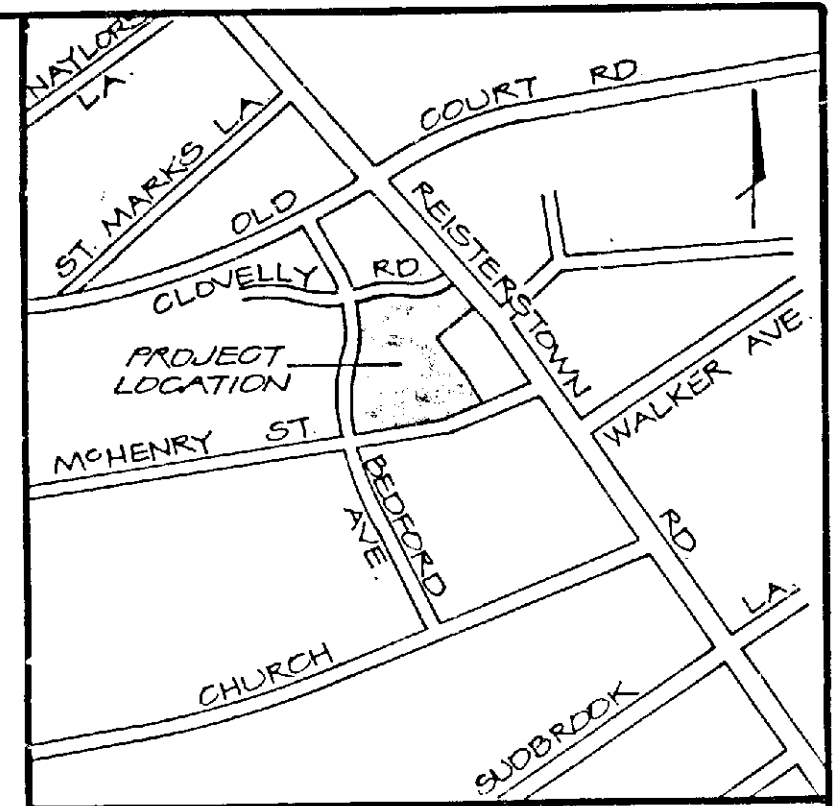
VARIANCE REQUESTED:  
PETITIONER IS REQUESTING A VARIANCE TO SECTION 4.09 G.B.3 OF THE COZ. TO ALLOW A TOTAL OF 220 SPACES BASED UPON "SHARED PARKING" ADJUSTMENT INSTEAD OF THE REQUIRED 201 SPACES. A VARIANCE OF 41 SPACES OF WHICH 2 SPACES WERE PREVIOUSLY GRANTED BY PETITION #18-88-428-A. THEREFORE THE VARIANCE REQUESTED IS FOR AN ADDITIONAL 32 SPACES.

PLAT TO ACCOMPANY PETITION  
FOR  
PARKING VARIANCE  
CLUB CENTER  
REISTERSTOWN RD & MCHENRY AVE.  
ELECTION DISTRICT 3 BALTIMORE COUNTY, MD.  
SCALE: 1" = 20' OCT. 9, 1988

PETITIONER'S  
EXHIBIT  
PETITIONER'S  
EXHIBIT

KIDDE CONSULTANTS, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
1020 CROMWELL BRIDGE ROAD  
BALTIMORE, MARYLAND 21204  
(301) 321-5500





VICINITY MAP  
SCALE: 1" = 500'

GENERAL NOTES

- GROSS SITE AREA = 3.85 AC ± (172,150 S.F.)  
NET SITE AREA = 3.43 AC ± (149,350 S.F.)
- SITE RECEIVED CRG APPROVAL: SEE CRG # 28242
- EXISTING ZONING OF SITE: BL-CCC
- EXISTING USE OF SITE: NEIGHBORHOOD SHOPPING AND OFFICE CENTER
- FLOOR AREA RATIO:  
A. ALLOWABLE = 688,600 S.F. (172,150 X 4.0)  
B. EXISTING = 46,204 S.F. OR 0.27 (46,204 ÷ 172,150)
- AMENITY OPEN SPACE  
A. REQUIRED = 2,241 S.F. (46,204 X 0.2)  
B. EXISTING = 11,600 OR 0.25 (11,600 ÷ 46,204)
- OFF-STREET PARKING DATA:  
A. TOTAL FLOOR AREA = 46,204 S.F.  
B. TOTAL PARKING REQUIRED = 201 SPACES (SEE SHARED PARKING TABULATION THIS PLAN)  
C. TOTAL PARKING PROPOSED = 220 SPACES (SEE VARIANCE REQUESTED THIS PLAN)  
D. SITE PLAN SHOWN PREPARED BY LEO W. RADER  
E. SITE RECEIVED AN APPROVAL FOR A NINE (9) SPACE PARKING VARIANCE JULY 27, 1988 BY PETITION NO. 28-435-A.

THIS OFFICE SHARED PARKING  
(220 SPACES PROVIDED)

REQUIRED SPACES BASED ON BALTIMORE COUNTY SHARED PARKING GUIDELINES

LAND USE	DAYTIME (6 AM - 6 PM)		EVENING (6 PM - MIDNIGHT)		DAYTIME (6 AM - 6 PM)		EVENING (6 PM - MIDNIGHT)		NIGHTTIME (MIDNIGHT - 6 AM)	
	REQUIRED SPACES PER 1,000 S.F.	PERCENT OF MAXIMUM NUMBER REQUIRED	REQUIRED SPACES PER 1,000 S.F.	PERCENT OF MAXIMUM NUMBER REQUIRED	REQUIRED SPACES PER 1,000 S.F.	PERCENT OF MAXIMUM NUMBER REQUIRED	REQUIRED SPACES PER 1,000 S.F.	PERCENT OF MAXIMUM NUMBER REQUIRED	REQUIRED SPACES PER 1,000 S.F.	PERCENT OF MAXIMUM NUMBER REQUIRED
Hotel (2,500 s.f.) # 5 spaces/1,000 s.f.	180.0	60%	115.0	50%	170.0	100%	120.0	70%	190.0	55%
Restaurant (2,500 s.f.) # 20 spaces/1,000 s.f.	50.0	50%	30	100%	50.0	100%	50.0	100%	50.0	100%
Medical Office (5,000 s.f.) # 4.5 spaces/1,000 s.f.	15.0	100%	15.0	100%	1.4	100%	1.4	5%	0.7	5%
Service Unit (3,000 s.f.) # 3.3 spaces/1,000 s.f.	10.1	100%	10.1	100%	10.1	100%	10.1	100%	10.1	100%
TOTAL REQUIRED SPACES 275.1 # 274	275.1		167.4		242		220		209.4	
NUMBER OF SPACES (+) OR DEFICIENCY (-) SPACES BASED ON 220 PROVIDED			52		-22		-41		+10	

VARIANCE REQUESTED:  
PETITIONER IS REQUESTING A VARIANCE TO SECTION 409 & 403 OF THE  
B.C.G.M. TO ALLOW A TOTAL OF 220 SPACES BASED UPON "SHARED PARKING"  
ADJUSTMENT INSTEAD OF THE REQUIRED 201 SPACES. A VARIANCE OF  
41 SPACES OF WHICH 9 SPACES WERE PREVIOUSLY GRANTED BY PETITION  
NO. 28-435-A. THEREFORE THE VARIANCE REQUESTED IS FOR AN  
ADDITIONAL 32 SPACES.

PLAT TO ACCOMPANY PETITION  
FOR  
PARKING VARIANCE  
CLUB CENTER  
REISTERSTOWN RD. & MCHENRY AVE.  
ELECTION DISTRICT 3 BALTIMORE COUNTY, MD.  
SCALE: 1" = 20'  
OCT. 6, 1988  
MARCH 2, 1989

Petitioner's  
Exhibit A

KIDDE CONSULTANTS, INC. ENGINEERS • PLANNERS • SURVEYORS 1020 CROMWELL BRIDGE ROAD BALTIMORE, MARYLAND 21204 (301) 321-5500		
Added Bathrooms To Restaurant	3-31-89	
Revised Footage Of Prop. Restaurant, Revised Shared Parking Tabulations	3-2-89	
REVISION	DATE	